to Make Reductions; Hoover

Indorses Action.

pose of the manufacturers:
"As measure of practical cooperation
with you in reducing unemployment and
stimulating housing activity during the

hardest winter months important

INVESTORS TURNING TO

Lasano Court, a ten story elevator

apartment house at 307 to 313 West

covers a plot 100x102.2, and adjoins

E. H. Ludlow & Co. sold for the estate

Seventy-ninth street, has been sold by

Frances G. Stoddard to Frank M. Bootl

the northwest corner of West End ave-

News of the Real Estate World

FRED BROWN IN SIX

Buys Half Dozen Parcels From Rhinelander Estate; Other

side of Lenox avenue between 117th and 118th streets, on a plot 20x75. The Bronx flats are situated as follows:

Two five story houses at 1274 and 1278 Stebbins avenue, north of 169th street, each on a plot 50x130; the northeast corner of Brown place and 136th street, and the adjoining five story flat 2017 Marmion avenue, north of 178th street, a four story flat, on plot 36x78. Scott, Gerard & Bowers, attorneys, represented the Rhinelander estate.

In the Dwelling Market.

Harris Vought & Co. sold for E. Mora Davison a three story dweiling, 18.2x82, at 159 East Eighty-second street. The same brokers recently sold No. 152 on

the same block.

Wood, Dolson Company, Inc., through
Whilam A. Barbour sold for the estate
of A. L. Root the four story dwelling,
23x100, at 114 West Eighty-first street,
beld at \$45,000 held at \$45,000.
Sisco & Palladino sold for Leonard Welli to Joseph Suglia a three story dwelling at 123 East 122d street, 16x100.

Deals Revealed in Transfers.

Deals Revealed in Transfers.

Harry Glickman sold to Saville and Iyman Levin a six story store tenent, 25x87.6, at 189 Henry street.

Denato Boffa sold to Carmela Polisena we five story store tenements, 50x100, at 114-116 Mulberry street.

The Borough Security Corporation Hyman Levin a six story store tene-ment, 25x87.6, at 189 Henry street. Domato Boffa sold to Carmela Polisena two five story store tenements, 50x100,

The annual meeting of the members of the United Real Estate Owners Association was held at the Hotel Astor Monday, December 5, and the following officers were elected for 1922: Stewart officers were elected for 1922; Stewart Browne, president; L. Victor Well, first vice-president; Walter J. Salmon, second vice-president; George E. Coleman, third vice-president; Thomas Krekeler, treas-urer, and Isaac Hyman, secretary.

ANOTHER GORMAN PLOT

by the Gertle A., Gorman estate, that at the southeast corner of St. Nicholas TO ERECT MADISON AVE. FLAT. avenue and 190th street, has been resold by the Heirose Holding Corporation to Nathan Lowenstein. It measures \$9.9x 125 feet, and adjoins the plot covering the remainder of the block front to 185th street, bought yesterday by the Kamtum Realty Company for improvement with a five story apartment house. A building loan for \$350,000 has been obtained by the \$15 West 164th Street Corporation from the Metropolitan Life Insurance Company on the plot, 250x 129.9, on the north side of 164th street in January, 1820, for \$350,000. The site was purchased by Mr. Dowling at the auction of the Russell Sage estate in January, 1820, for \$337,000. The sale of the site was reported in The New York Herald on December 2. Electus T. Backus was the broker. avenue and 190th street, has been re-

BE DEMOLISHED SOON AUCTION SALE NETS

ALL CASH DEALS Other Transactions Closed in Brooklyn.

Within the next year the handsom Rogers Maxwell home, 78 Eighth aveue, corner of Union street, one of the Rhinelander Estate; Other

Market Reports.

Market Reports.

Prederick Brown, the operator, has accepted from the Rhinelander estate a five story business building at 151 Lenox avenue and five apartment houses in The Bronx. The operator paid all cash, and the deals were negotiated by John M. Thompson, broker.

The Harlem building is on the west side of Lenox avenue between 117th and the continuation of the sale Mr. Brown will destroy the beautiful dwelling, which is assessed by the city at \$70,000, and which is one of the best built and most expensively trimme homes in the borough.

The total assessm -t of the property by the city is \$150,000, the figure at which it was held for sale, and it is understood that close to that amount

Enderstood that close to that amount was given by Mr. Brown.

Realty Associates sold to Asher Danr & Sons, Inc., the vacant plot, 200x100 on the north side of Fifty-fifth street 200 feet cast of Twelfth avenue, which are the precisions will be proved the precisions. the purchasers will improve with semi-detached two family dwellings, with garages

The increasing demand for business The increasing demand for business buildings in lower Fulton street was evidenced yesterday in the sale of the building at the corner of Fulton and Johnson streets, the ground floor of which is occupied by the Western Union Telegraph Company, to John Greenough, a local investor.

The four story business building, 19x110, at 451 Fulton stree, has been sold for Nathanjel King of Filsele &

19x110, at 451 Fulton stree, has been sold for Nathaniel King of Eisele & King, members of the New York Stock Exchange, to Davis & Weiss, tailors. The buyers will occupy the ground floor on the expiration of the lease held by the United Cigar Stores Company. The deal was negotiated by Felst & Felst of Newark. Mannssah Miller, attorney, represented the buyers and Nathaniel King the sellers. King the sellers

two five story store tenestate at 114-116 Mulberry street.

The Borough Security Corporation Chester Brothers & Cooper Company Sold to Samuel Lewis the six story tenesten, with stores, 41_0x100, at the northeast corner of Grand and Ridge northeast corner of Grand and Ridge streets.

Martin Company sold for the estate of Francis J. Glatzmeyer to Francy Rosenthal the store and apartments at 54 to 464 Atlantic avenue.

Morris D. Silverstein sold to Philip Suffin the five story flat, 25.10x99.9x firegular, at the northwest corner of St Nicholas avenue and 156th street.

H. S. Holding Company sold to the Nativel Corporation (Morris Borsodi) a four story house, with stores, 25x103.3, at 17 East Twelfth street.

C. N. Kauffmann sold to M. L. Rosenhaum a five story flat, 26.8x100.11, at 108 West 113th street.

Adolph Reichmann sold to Anna Walt five story tenement, 25x103.3, at 508 East Twelfth street.

Annie B. Kerfoot sold to Sarah E. Hunter the four story dwelling, 20x80, Even the regity world has its parse.

Annie B. Kerfoot sold to Sarah E. Hunter the four story dwelling, 20x80, at 296 Lexington avenue, the northwest corner of Thirty-seventh street.

James P. Gould sold to Anne Katz a three story dwelling, 16.8x98.9, at 126th street.

Alfred F. Seligsberg sold to Valentine Warth a three story dwelling, 16.8x98.9, at 130 West Thirty-sixth street.

Isabel Wensley sold to John S. Matthews a three story dwelling, 22.6x50.2x tregular, at 42 Jane street.

Isabel Wensley sold to John S. Matthews a three story dwelling, 22.6x50.2x irregular, at 42 Jane street.

Buyers at Jackson Heights.

John Hanna, manager for Enough & Sons of Manhattan, and a former resident of Toronto, Canada, has purchased an apartment in 69 Twenty-eighth Street, Jackson Heights. Mrs. Ethel B. MacQueen of the Department of Public Welfare has purchased an apartment in 51 Twenty-eighth street.

The annual meeting of the members of the United Association Elects.

The annual meeting of the members of the United Real Estate Owners Association was held at the Hotel Astor Monday, December 5, and the following officers were elected for 1922: Stewart to the more of the properties of gossip being dispersion of the gossip being dispersion of the gossip being dispersion of the boom are computed in the millions. Some time before the fate-ful spring of 1919 ushered in his era of opportunity he is said to have told a friend that he would gladly turn over bim a regular salary of \$5,000 or \$6,000 at year. If he made that offer now the content of applicants would look like the return of the Twenty-seventh Division.

Rosario Candela, former manager of the house, with suites of two, three and brilled was held at the Hotel Astor Monday, December 5, and the following officers were elected for 1922: Stewart was believed and the state of the state of the firm of Sterner & Wolfs, architects, res 49.7x80 and was formerly occurate the contents and brilled was the content of the more than the millions. Some time to the firm of the would pay him a regular salary of \$5,000 or \$6,000 at year. If he made that offer now the return of the Twenty-seventh Division.

Rosario Candela, former manager of the house, with suites of two, three and four rooms.

Rosario Candela, former manager of the firm of Sterner & Wolfs, architects, and hell the content of the millions. Some time to fail the sellent of the Silveln Realty Company, for a term of fifteen years at an aggregate to concent of the silveln was the full was the sellent of th

second street with Anthony Campagna, the operator and builder. Mr. Candela is a graduate of the Institute of Fine Arts of Palermo, Italy, and of Columbia

Edwards, Dowdney & Richart have lander. 76 East Thirteenth street, with a rear secured a building and permanent loan line of 108 feet, to a cotton merchant, of \$160,000 for the Harding Construc-Ine of 108 feet, to a cotton merchant. The property has a frontage of 54 feet on Thirteenth street and 50 feet on Broadway and had been owned by the Roosevelt family for more than seventy-five years.

Real Estate Management Company sold for the Mary G. Pinkney estate four lots on the north edde of 144th street 225 feet cast of Lenox avenue to James W. Peters and Leonard Kenerly, who intend building a garage.

Of \$160,000 for the Harding Construct Company on the south sold secured a building and the south side of 176th street. They have also secured a building and Tracy A. Taylor: in 19 West Fifty-fifth fing on the south side of 176th street, 185 feet west of Grand avenue.

Ames & Co. were the brokers in the sale of 109 West Forty-ninth street to the Harjes Printing Company, recently announced.

Gaines, Van Nostrand & Morrison. Inc., have leased an apartment in 138 West Eleventh street to Lawrence Langer. They have also secured a building and Tracy A. Taylor: in 19 West Fifty-fifth street, 185 feet west of Grand avenue.

Ames & Co. were the brokers in the sale of 109 West Forty-ninth street to the Harjes Printing Company, recently announced.

Paul Pagliedi is the buyer of 122-124 IS BOUGHT BY BUILDER West Forty-eighth street; Minna E. Birth of 1014 Madison avenue, and Charles Ell of 1477 Madison avenue, all sold recently.

ART SALES.

ART SALES.

STUPENDOUS PUBLIC AUCTION SALE TO-DAY (FRIDAY), 2 P. M.

RARE COLLECTION OF INDIVIDUALITY

lagnificent Living—Dining—Bedroom Furniture;—Objets d'Art—Bronzes—Unique loisonne Specimens—Sterling Silver—Rare China Treasures—Sevres Vases—Clock Removed from City House

and from the home at West Hampton, L. I.
(NAMES WITHHELD BY REQUEST)

50 Kermanshah Rugs (Room), 200 Bokhara & Persian. DARLING & CO., LOUIS VAN BRINK, Auct'r 242 FIFTH AVE., 27th-28th Sts.

NEARLY \$1,000.000

Vacant and Improved Realty in Greater City Under Hammer of Joseph P. Day.

esey Street Exchange Salesroom almost a million dollars worth of realty to a ious purchasers. The properties offered n Manhattan, The Bronx, Brooklyn and Pelham, N. Y. The total obtained was

The Carmania Realty Company paid \$140,000 for the plot 58.2x146.6x17x128.7 at the northwest corner of Duane and Lafayette streets, opposite the new Court above mortgages aggregating \$25,000 for one-half interest in 1473 Second avenue, a six story tenement. He also paid \$2,900 for one-half interest in 640 East Fifth street over a mortgage of \$12,060. and \$2,250 for one-half interest in 644 East Fifth street over a mortgage o \$14,000.

Nos. 36, 38 and 40 West Twenty-night street, a vacant plot, 65x98.9, was bought street, a vacant plot, 65x98.9, was bought by M. Steinmarder for \$137,000. This property is located between Broadway and Sixth avenue. T. W. Jones paid \$28,500 for two plots at the northeast corner of Tinton avenue and 15ist street, and Frank Wilson paid \$90,000 for the six story apartment, 50x99.11, at 145 and 147 West 127th street. George Greenberg was the high bidder on the five story apartment at 521 and

on the five story apartment at 531 and 533 West 179th street, paying \$70,500 for this building. Mr. Greenberg also purchased 326 and 328 East 126th street, a six story tenement, for \$34,000, and 350 and 352, adjoining, for the same

S. J. Frank was the buyer of 30. East 107th street, a tenement, for which he raid \$92,350. He also bought 303, adjoining, for \$92,000.

J. F. Warmsley purchased 240 West Twenty-seventh street, a loft bundles, for \$48,000, and also 392 Tompkins average 525,500.

S. J. Frank was the buyer of 301 East

nue for \$16,900.

Joseph Loscoe paid \$49,250 for 130 East Seventy-ninth street, a four story dwelling, and William E. Bodenstein \$44,500 for two four story apartments at \$16 to \$20 East 179th street. Mr. Bodenstein also bought the southwest corner of Fifth avenue and Sixth street, Pelham, N. Y., 50x105.7, for \$4,100, Julius Frank paid \$52,250 for two plots comprising the block front on the west ide of Cypress avenue and 139th and 140th streets.

FLATS WILL REPLACE H. E. HUNTINGTON HOME

G. B. McCutcheon Rents Suite.

George Barr McCutcheon, the author vice-president; Walter J. Salmon, second vice-president; George E. Coleman, third vice-president; Thomas Krekeler, treasurer, and Isaac Hyman, secretary.

ROOSEVELT ESTATE

SELLS B'WAY PARCEL

The Roosevelt estate has sold the six story of the Roosevelt estate has sold the six story of the Roosevelt estate has sold the six story of the Roosevelt estate has sold the six story T shaped loft and store building at 836 and 838 Broadway and 74 and the six story and sold provided the six station on the Bridge Plaza.

**Edwards, Dowdney & Richart have like author, the author, has leased an apartment in 125 East Sevenue, and store property, recently find shed, at the northwest corner of Harris avenue and Crescent street, Long Island City, 600 feet from the express subway station on the Bridge Plaza.

**Edwards, Dowdney & Richart have Elighty-sixth street to Mrs. A. Friedlands.

Gaines, Van Nostrand & Morriso

TO-DAY AT 2 P. M. Also Temorrow (SATURDAY) Same Hour The Magnificent Stock of

PRINCE & CIE. Importers of High Class Furniture and Works of Art

Will Be Sold at **PUBLIC AUCTION** AT THEIR WAREROOMS 13 WEST 56TH ST.

STOCK CONSISTS OF
FRENCH TABLES, COMMODES, CABINETS, TROUSSIAU CHESTS, SECRE
TALLES, TAPESTRY CHAIRS, d'AUBUSSON FLEMISH TAPESTRIES
IOUIS XIV. LIBRARY SUITES, BRICABRAC, BRONZES, PAINTINGS, SUPERB ITALIAN RENAISSANCE LOUIS
XVI. DINING ROOM SUITES, NUMEROUS OTHER AND LEDES
FOR HOLIDAY GIFTS

CATALOGUES AT SALE SAMUEL KREISER, Auctioneer

COLLECTION pictures from Russia me ing Rubens. Write LeFrancois, 40 Rus Martyrs, Paris.

SALES AT AUCTION VAN PRAAG & CO., Auctioneers

Sell TO-DAY, Friday, Dec. 9, 1 P. M. at Salesrooms 59 B'way, Cor. Grand St., N. Y. C. 250 ORIENTAL RUGS

AND CARPETS

Y. M. C. A. WILL ENLARGE CUT ROOFING COSTS

Addition to Union Branch to Cost \$250,000.

The purchase of the southeast corner of 161st street and Elton avenue by the Manufacturers See Way Clear nounced yesterday by R. W. Lawrence, chairman of the Bronx Union Branch This plot joins the property on which the present Bronx Union Branch building is located. Plans are under way for constructing an addition which will cost in the neighborhood of \$250,000.

The present dormitory facilities are entirely inadequate to meet the large demand by young men for living quarters. The educational programme has also grown so that the present class room facilities are entirely inadequate. The new ouiding, which will contain dormitory rooms, educational class mitory rooms, educational class ms and an auditorium, will be started just as soon as the necessary financing can be arranged. The newly acquired plot fronts about 100 feet on 181st street and has a depth of 139 feet. This will give the Y. M. C. A. the entire block with the exception of a single plot.

Ennis & Sinnott have resold the plot of five lots at the southeast corner of Kingsbridge road and Davidson ave-nue to the Weeks Avenue Construction Company, Isaac Robinson, president, which will erect apartments and stores. Jacob Roseff was the broker. Another Company. Isaac Robinson, president, which will erect apartments and stores. Jacob Roseff was the broker. Another deal by Ennis & Sinnott involves the purchase by them from Minnie Frauenthal of the southwest corner of 18ist street and Davidson avenue, a plot, 22x38x32x98. A. D. Phelps and E. Osborne Smith were the brokers.

Other Bronx Transactions.

A client of John F. Meenan, Inc., has in producding raw materials used in

A client of John F. Meenan, Inc., has purchased the five story flat, 75x125, at 1994 University avenue from Mrs. Emma Bannon, through Byrne & Bowman. The property rents for \$18,000 a year, and was held at \$135,000. The seller acquired it through the same brokers six months ago.

Richard H. Scobie sold for William Hagedorn the vacant plot at the southeast corner of the Concourse and 203d street, 100x120. The same broker also sold for Mr. Hagedorn the plot, 75x10, on the north side of 202d street, 45 feet

on the north side of 202d street, 45 feet east of the Concourse, to Aaron Miller. Cahn & Cahn bought from the Ebling Realty Company, 6il and 6i7 East 158th street, northeast corner Eagle avenue, two three story three family houses, 47x100. Eugene 11. Brigach attorney 7x100. Eugene L. Brisach, attorney represented the purchaser, and Joseph Blackner and S. Goldman were the

Sales of hungalows on 241st street, Wilder and Cranford avenues have been made for the Ideal Home Construction Company through Harry W. Davis as follows: to James White, a five room bungalow, with garage, 32x100; to Flor bungalow, with garage, 23x100; to Florence Hammeluth, five rooms, on plot 23x100; to Mrs. Thomas Newell, five rooms, on plot 50x100; to W. L. Schindell, six rooms, on plot 50x100; to Mr. Wedraska, five rooms, on plot 50x10, to John Chtshoim, special five room bungalow, 50x130; to George Krieg, five room bungalow, 50x130; to George Krieg, five room bungalow, 50x130; to Thomas J. Brady, five rooms, on plot 33x100; to E. Lenzendeen, five rooms, on plot 23x100, and to a Mr. Lesser, four rooms. 33x100, and to a Mr. Lesser, four roo

on plot 37x100.

E. Osborne Smith, Inc., has sold to J. Harris Jones the vacant plot, 90x115, at the northeast corner of Burnside and Creston avenues. The buyer will erect a business building on the site. Celtseine Simon sold to the St. John Building Corporation a five story flat, 2.11x90, at 411 Brook avenue, the north-west corner of 14th street.

Three Bronx Flats Planned. Plans for new apartment houses in The Bronx were filed yesterday as fol

lows:
Trinity avenue, northwest corner 150th street, six story brick tenement, 146.3%x 91.8; Maurice Muller, 935 Intervale avenue, owner; Charles Kreymborg, archietet; cost, \$225,000.

Longfellow avenue, northeast corner 172d street, five story brick tenement, 160x90; 1530 Longfellow Avenue Construction Corporation, owners; Joseph Perifielder, 1478 Longfellow avenue, president; Charles Kreymborg, architect; cost, \$175,000.

Beck street, southeast corner Longwood avenue, five story brick tenement,

wood avenue, five story brick tenement, 75x96; Sil March Realty Company, Philip Stein, 370 East 149th street, sec-retary; Charles Kreymborg, architect;

EDGEMERE DWELLING SOLD.

Lewis H. May Company sold for W. S. & E. S. Strauss 18 Beach Thirty-ards and Appeals, urged the aboltion sixth street, Edgemere, L. I., a two and of the board. He expressed the opin-one-half story dwelling, 80x125, to M.

SALES AT AUCTION.

SALES AT AUCTION

tional Bank the two six story tenements and stores at 340 to 344 East 105th street, 69x100. The property was held at \$80,000.

OPPOSES STANDARDS BUREAU.

John B. Scheler of the New York So-ciety of Architects, testifying before the Commissioner of Accounts, David Hirshfield, yesterday in the investiga-tion to reorganize the Board of Strind-

By J E CONANT & CO - - Auctioneers OFFICE LOWELL MASSACHUSETTS

EXCEPTIONAL

Seventeen baling presses—eight Logemann brand new latest type hydraulic oil operated, and one Logemann late type screw operated, and eight Jones link belt operated, and cach one of these seventeen presses is motor driven; twelve sets brand new Toledo-automatic and Kron-Springless dormant and platform scales; four brand new Inter-cational employees newest type time clocks; six electric metors—from 5 h. p. to 20 h. p. Brunner Alt Compressor motor driven unit—on platform truck; Bowser self-measuring three tank unit; four bale tie straightening and tie riveting machines; fifty-seven Howe two-wheeled freight trucks; sixty-seven large and small portable bin serting trucks; four hundred thousand Dennison and other standard stock tags; five hundred and twenty-two brand new and used baskets; one thousand pounds Ludiow and New Fedford wine and lathyarn; and forty tons steam coal—in fact all the presonal property upon the premiess of the C. Jones Company at New Bedford Massachusetts—as set forth in much detail in catalogue form and all is pledged without limit or reserve at unrestricted and unprotected public sale to the highest bons fide bidders who comply with the Terms and Conditions of Sale—free from encumbrance, and no lost to suit purchasers. The catalogue is free upon application by mail or otherwise at the office of the Auctionects, where all inquiries must be made. The sale will take place upon the premises herein named on Thursday the 15th day of December 1921 regardless of any condition of the weather and commencing promptly at half-past one o'clock in the early afternoon.

ARTHUR BLACK
DAVID STONEMAN
ALEXANDER WHITESIDE
Trustees in Bankruptcy of the William C, Jones Co.

Sale To-Day (Friday)

and Following Days to Dec. 17th Inclusive

AT 2 P. M. EACH DAY IN

SILO'S
Fifth Ave.
Art Galleries
40 E. 45th St.
S. W. Cor

THE LARGEST AND

MOST IMPORTANT SALE OF

IEWELRY

EVER OFFERED AT

UNRESTRICTED PUBLIC AUCTION

CHARLES T. DOUGHERTY CO.

VALUED OVER \$600,000.00

ON VIEW TO SALE TIME

A SALE OF Magnificent Furnishings, To-day 11 A. M.

88 University Place
Bet. 11th and 12th Sts.
ONE OF THE FINEST COLLECTIONS
OFFERED THIS SEASON OF

Antique & Modern Furniture & Art Effects

200 lots English and Sterling Silver heffield Plate, Fire Sets, Andirons, Bo-benian Glass, Handsome Draperles. Paintings and Water Colors. ARTHUR KALISKI, Auctioneer.

Sale To-day 2 P.M. Also To morrow - tme Hour at the Galleries of FIFTH AVENUE 333-341 Fourth Ave.

Cor. 25th St. AUCTION ROOMS Inc. **FURNISHINGS** A Large Aubusson Carpet 23 ft. 8 in, by 17 ft. 9 in. European porcelain, decorated and out glass, solid silver, enamel powder boxes, vanity cases, linens, proof deblers, banelum, draperies, Oriental Rugs & Carpets

OIL PAINTINGS

ON VIEW UNTIL HOUR OF SALE

WALLACE H. DAY, Auctioneer

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

ABRAMSON LEASES THIRD AVENUE CORNER

TO HELP BUILDING Rents Chesterton Parcels at Stuyvesant Street.

The newly organized 29 Third Avenue Corporation, with L. J. Hollander, M. tolzberg and S. Krauthamer as directors, has leased from the plans the Indorses Action.

Radical reductions in prices of prepared roofing and asphalt shingles were announced yesterday by manufacturers controlling more than half of the total output of the industry 2 These cuts will bring quotations down to a figure which would, except for the higher freight two story store and office building to

bring quotations down to a figure which would, except for the higher freight rates, be equal to 1913 prices, and are made to stimulate residential building and to increase employment during the winter months. It is expected that this settlen will undoubtedly influence general settlen will undoubtedly influence general. whiter months. It is expected that this action will undoubtedly influence general reductions in prices of other building materials.

Secretary Hoover has been sent the following telegram explaining the purpose of the manufacturers:

Heyman Lazarawitz to the Dante Maczocco Corporation, exporters and importers, for a term of years; also a left in the Buyers Exchange Building to Sherman & Ryter, dresses.

Secretary Hoover has been sent the following telegram explaining the purpose of the manufacturers:

wholesale paper and twine jobber. The same brokers leased third floor in 221 Fulton street to the Circular Letter Service, Inc.

JERSEY REALTORS OPEN NEWARK CONVENTION

Banker Assails High Priced Labor Conditions.

Organization of a Statewide mort gage company, owned and controlled by New Jersey real estate men, to er ourage and stimulate home building and to relieve the housing shortage, was urged by President Robert D. Low, Jr., at the fifth annual meeting of the Real Estate League of New Jersey, which opened at the Robert Treat Hotel in Newark yesterday.

The convention, which has attracted about 500 delegates, representing 4,000 real estate men in the State, will be in

real estate men in the State, will be in session three days.

De Witt Van Buskirk, Commissioner of the Port Authority of Bayonne, explained in a lecture filustrated with motion pictures the work and plans of the Port Authority for relieving traffic congestion in New York Harbor,

Col. Sheldon Potter of the Cheiton facturers argue they prefer to operate for next three months at little or no profit rather than close down plants. They hope also to enlarge during winter operating organization to care for expected big business next year, and remove high and low peaks of demand which constitute curse of all industry. "Manufacturers and distributers cooperating in making price reduction possible at this time hope such action will stimulate general reduction building costs and consequently increase employment throughout whole building industry." Trust Company, Germantown, Pa., spoke on building and local associations and banking business. Referring to the labor situation, Mr. Potter said: "We cannot build homes on account of labor, and you know it. People are walking the streets, without employment. the streets, without employment, beg ging and hungry. Unless labor goes down there can be no building. You cannot build for 20 per cent, above the normal. Labor in building is the only thing that hasn't come down in general. Other trades have come down." APARTMENT PROPERTIES

NEW YORKER ACOUIRES MOUNT VERNON PLACE

Theodore Lipsett of this city has pur chased from Estelle Goldenstein a dwelling and large plot of ground at 258 Westchester avenue, Mount Vernon. The property was held at \$55,000. Prince &

of Mary R. Dodge and others the five story tenement house at 208 West 148th street, 37.6x100. The sellers were represented by Ashforth & Co. The Monmouth Holding Company (William Prager) was the purchaser. The same brokers sold for the estate of Julian Lopez-Diaz the four story tenement house with stores, 23.6x100, at 165 Hester street to Nicola Figliola.

Dwight, Archibald & Perry, Inc., sold for George Munsterman the five story apartment dwelling, 25x100, at 153 West 117th street, adjoining the northeast corner of Seventh avenue. Dwight Archibald & Perry, Inc., have been appointed agents.

Ames & Co. sold for the Garfield National Bank the two six story tenements

REAL ESTATE AT AUCTION.

TO-MORROW NIGHT AUCTION SALE

ON THE PALM BEACH PLAN, IDEAL HOME SITES COUNTRY CLUB DISTRICT MERRICK ROAD-JAMAICA (NEXT TO ST. ALBANS GOLF LINKS) AT OUR AUCTION SALESROOMS, 449 FULTON ST., JAMAICA. All property sold subject to approval or inspection. Your money back if not satisfied.

10% Down—10% in 30 Days—2% per Month Title Policies Free, Come Out To-day and Look This Over.

MORGENTHAU JR. 206 Broadway, N. Y. 449 Fulton St., Jamaica.

CITY REAL ESTATE.

West GOOWIN APO See BYRNE & BOWMAN, 30 E. 42d St. for the sale, exchange or management your property. Mortgages negotiated,

Washington Heights, Above 125th St. West of 8th Av.

Washington Heights Opportunities CORNER APARTMENT HOUSE

Construction of the second of HIGHEST TYPE WALKIP Finest location on Heights. 56x100--2/3 and 3/4. Rent \$19,000. Price \$100,000. 1st Mtge. \$55,000. 5 yrs. Cash \$25,000.

MODERN WALK'IP All imp., 50x100—1/6 and 3/5.
1st Mige, 840,000—4½ years,
Bent \$13,000. Ca h \$12,000.
Price \$75,000.

CORNER WA KIP 44x100—2/6 and 2/4.

All imp. Excellent location.
1st Mige. \$45.000, 2nd Mige.
\$17.000—8 yrs.
Cash \$23.000. Rent \$15,000.

The above properties we can recommend as first class investments with speculative features. Wonderful opportunity. Terms most desirable. CHAS. S. KOHLER INC. Sole Broker 1428 St. Nicholas Av., nr. 181st St. Wadawarth 1000.

Spuyten Duyvil and Riverdale Above Harlem River. Fieldston New York City's most accessfule suburb.

LOUIS SCHRAG, 142 West 23d St.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

BUY NOW FOR SPRING OCCUPANCY

2 P. M., in the large entrance hall of the residence, "GLEN ALLA"

ON MAMARONECK AVENUE, Fet Purchase & White Plains, WESTCHESTER COUNTY,

Magnificent Modern English Manor Residence, completely furnished, together with all necessary outbuildings, and also a beautiful private lake, on 45 acres laid out in lawns, bluestone roadways, gardens, flowers, rare shrubs and trees. 35 minutes by train and less than one hour by motor from the heart of New York City. In centre of a section where are located the residences of many prominent persons, including MRS. WHITELAW REID, the HON. OSCAR S. STRAUS and MR. OLIVER HARRIMAN. 70% of purchase price may remain on

SEND FOR ILLUSTRATED BOOKLET

MORGENTHAU JR.CO

Agent 206 BROADWAY, NEW YORK ARTHUR C. SHERIDAN

Real Estate Auctioneer

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